

**Bill No. 07-07  
As Amended**

**COUNTY COUNCIL  
OF  
HARFORD COUNTY, MARYLAND**

**Bill No. 07-07 As Amended**

Introduced by: Council Members Guthrie and McMahan

Legislative Day No. 07-06 Date: February 20, 2007

AN ACT to add new Subsection 5.00, Community Meetings, to Section V, Preliminary Plan and/or Site Plan, of the Subdivision Regulations of Harford County; to repeal Subsection E, Community input, of Section 267-38.1, MO Mixed Office District, of Article VI, District Regulations; to repeal Subsections J(2)(l), J(3)(d) and J(4)(k), all of Section 267-41.3., Edgewood Neighborhood Overlay District, of Article VI, District Regulations; to repeal, Subsection E, of Section 267-43, Approval, of Article VII, Design Standards for Special Developments; to repeal Subsection D(8), Community input, of Section 267-46.3, Garden and mid-rise apartment dwellings (GMA), of Article VII, Design Standards for Special Developments; to repeal Subsection E, Community input, of Section 267-46.4, Nursing homes and assisted living facilities, of Article VII, Design Standards for Special Developments; and to repeal Subsection E, Community input, of Section 267-46.5, Mixed Use Center, of Article VII, Design Standards for Special Developments, all of Part 1, Standards, of Chapter 267, Zoning, of the Harford County Code, as amended;

By the Council, February 20, 2007

Introduced, read first time, ordered posted and public hearing scheduled

on: March 20, 2007

at: 6:30 pm

By order: Barbara J. Connor Council Administrator

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on March 20, 2007, and concluded on March 20, 2007.

Barbara J. Connor Council Administrator

EXPLANATION:

CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [BRACKETS] indicate matter Deleted from existing law. Underlining indicates Language added to bill by amendment. Language Lined through indicates matter stricken out of Bill By amendment.

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to require certain community meetings prior to the submittal of certain development plans; to provide for certain notification procedures; ~~to establish certain exemptions to the community meeting requirements;~~ to repeal certain community input meeting requirements for certain developments as required by the County Code; and generally relating to the county subdivision approval process.

By the Council, February 20, 2007

Introduced, read first time, ordered posted and public hearing scheduled

on: March 20, 2007

at: 6:30 pm

By order: \_\_\_\_\_, Council Administrator

**PUBLIC HEARING**

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\_\_\_\_\_, Council Administrator

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1    Section 1.     Be It Enacted By The County Council of Harford County, Maryland, that  
2    Subsection 5.00, Community Meetings, be, and it is hereby, added to Section V,  
3    Preliminary Plan and/or Site Plan, all of the Subdivision Regulations for Harford County,  
4    Maryland, to read as follows:

5    Subdivision Regulations for Harford County, Maryland.

6    Section V. The Preliminary Subdivision Plan and/or Site Plan.

7    5.00    COMMUNITY MEETINGS.

8    A.     PRIOR TO SUBMISSION OF A PRELIMINARY PLAN OR SITE PLAN FOR  
9    A RESIDENTIAL DEVELOPMENT OF MORE THAN 5 LOTS OR A COMMERCIAL  
10   DEVELOPMENT GENERATING 250 TRIPS PER DAY, AS DETERMINED BY THE  
11   MOST RECENT VERSION OF THE I.T.E TRIP GENERATION MANUAL, THE  
12   DEVELOPER SHALL HOLD A COMMUNITY MEETING.

13   B.     THE COMMUNITY MEETING SHALL BE HELD NEAR THE SITE OF THE  
14   PROPOSED DEVELOPMENT, PREFERABLY IN A PUBLIC OR INSTITUTIONAL  
15   BUILDING WITH ADEQUATE PARKING. THE MEETING SHALL BE  
16   SCHEDULED TO START BETWEEN 6:00 P.M. AND 8 P.M. ON A WEEKDAY  
17   EVENING OR SCHEDULED BETWEEN 9:00 A.M. AND 5:00 P.M. ON A  
18   SATURDAY, EXCLUDING ALL STATE AND COUNTY HOLIDAYS.

19   C.     AT LEAST 2 WEEKS PRIOR TO THE COMMUNITY MEETING, THE  
20   DEVELOPER SHALL ENSURE THAT NOTICE OF THE DATE, TIME AND  
21   LOCATION OF THE COMMUNITY MEETING AS WELL AS INFORMATION

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1 ABOUT THE TYPE OF SUBDIVISION, INCLUDING THE PROPOSED NUMBER  
2 OF UNITS, HAS BEEN PROVIDED TO THE FOLLOWING:

3 (1) ALL ADJOINING PROPERTY OWNERS IDENTIFIED IN THE RECORDS  
4 OF THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION, BY FIRST  
5 CLASS MAIL;

6 (2) THE DEPARTMENT OF PLANNING AND ZONING, WHICH WILL  
7 POST THE MEETING NOTICE ON THE DEPARTMENT'S WEBSITE; AND

8 (3) THE COUNTY COUNCIL; AND COUNCIL.

9 ~~(4) ANY COMMUNITY ASSOCIATION THAT REPRESENTS A~~  
10 ~~COMMUNITY SURROUNDING THE PROPOSED DEVELOPMENT.~~

11 D. AT LEAST 2 WEEKS PRIOR TO THE COMMUNITY MEETING, THE  
12 ~~DIRECTOR OF PLANNING DEVELOPER~~ SHALL ENSURE THAT THE  
13 PROPERTY THAT IS THE SUBJECT OF THE PROPOSED DEVELOPMENT IS  
14 POSTED WITH A NOTICE OBTAINED FROM THE DEPARTMENT OF  
15 PLANNING AND ZONING STATING THE DATE, TIME AND LOCATION OF THE  
16 COMMUNITY MEETING. THE NOTICE SHALL BRIEFLY DESCRIBE THE  
17 PROPOSED DEVELOPMENT, SPECIFYING THE TYPE OF SUBDIVISION AND  
18 NUMBER OF PROPOSED UNITS, AND INCLUDE THE DEPARTMENT'S  
19 WEBSITE ADDRESS. THE NOTICE SHALL BE ON A SIGN MEASURING AT  
20 LEAST 22 INCHES BY 28 INCHES ~~AND THE LETTERING ON THE SIGN SHALL~~  
21 ~~BE A MINIMUM OF 3 INCHES IN HEIGHT.~~ THE NOTICE SHALL BE  
22 CONSPICUOUSLY PLACED ON THE PROPERTY NEAR THE RIGHT-OF-WAY  
23 LINE OF EACH PUBLIC ROAD THAT THE PROPERTY HAS FRONTAGE ON AT

1 SUCH LOCATION THAT THE NOTICE SHALL BE VISIBLE, IF POSSIBLE, FROM  
2 EACH PUBLIC ROAD ON WHICH THE PROPERTY FRONTS. ~~THE DEVELOPER~~  
3 ~~SHALL REIMBURSE THE COUNTY FOR THE COST OF THE SIGN AND THE~~  
4 ~~POSTING.~~ FOLLOWING THE POSTING, THE DEVELOPER SHALL USE  
5 REASONABLE EFFORTS TO MAINTAIN THE NOTICE IN A CONDITION  
6 VISIBLE TO THE PUBLIC UNTIL THE DATE OF THE COMMUNITY MEETING.

7 E. AT LEAST 2 WEEKS PRIOR TO THE COMMUNITY MEETING, THE  
8 DEVELOPER SHALL ENSURE THAT NOTICE OF THE COMMUNITY MEETING  
9 IS PUBLISHED ONCE A WEEK FOR 2 CONSECUTIVE WEEKS IN AT LEAST 2  
10 NEWSPAPERS GENERALLY CIRCULATED IN HARFORD COUNTY.

11 ~~E. F.~~ THE PURPOSE OF THE COMMUNITY MEETING IS FOR THE  
12 DEVELOPER TO PROVIDE INFORMATION TO THE COMMUNITY REGARDING  
13 THE PROPOSED ~~RESIDENTIAL~~ DEVELOPMENT AND TO ALLOW CITIZENS TO  
14 ASK QUESTIONS AND TO MAKE COMMENTS AND SUGGESTIONS.

15 ~~F. G.~~ AT THE COMMUNITY MEETING THE DEVELOPER SHALL PRESENT  
16 DRAFT ~~CONCEPT~~ PLANS FOR THE SITE LAYOUT.

17 ~~G. H.~~ THE DEVELOPER SHALL ENSURE THAT A CERTIFICATION THAT  
18 MEETING NOTICES WERE ~~MAILED~~ MAILED, CERTIFICATION OF THE  
19 NEWSPAPER ADVERTISEMENTS AND A SUMMARY OF THE COMMENTS  
20 MADE BY CITIZENS AT THE COMMUNITY MEETING ~~IS~~ ARE INCLUDED WITH  
21 THE PRELIMINARY PLAN OR SITE PLAN WHEN THE PLAN IS SUBMITTED TO  
22 THE COUNTY.

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~~H.I.~~ IF THE DEVELOPER DOES NOT SUBMIT A PRELIMINARY PLAN OR A  
SITE PLAN TO THE DEPARTMENT WITHIN 1 YEAR OF THE COMMUNITY  
MEETING OR IF THE PLAN SUBMITTED IS SUBSTANTIALLY DIFFERENT  
FROM THE PLAN PRESENTED AT THE COMMUNITY MEETING, ANOTHER  
COMMUNITY MEETING AND NOTIFICATION AS SPECIFIED UNDER THIS  
SECTION SHALL BE REQUIRED.

~~I. — DEVELOPMENT PROPOSALS FOR HOUSING FOR THE ELDERLY AND  
CONTINUING CARE RETIREMENT COMMUNITIES LOCATED IN THE R1, R2,  
R3 AND R4 SHALL BE EXEMPT FROM THE REQUIREMENTS OF THIS  
SECTION.~~

Section 2. And Be It Further Enacted, that Subsection E, Community input, of Section  
267-38.1, MO Mixed Office District, of Article VI, District Regulations, be, and it is,  
hereby, repealed; that Subsections J (2)(l), J(3)(d) and J (4)(k), all of section 237-41.3,  
Edgewood Neighborhood Overlay District, of Article VI, District Regulations, be, and  
they are hereby, repealed; that Subsection E, of Section 267-43, Approval, of Article VII,  
Design Standards for Special Developments, be, and it is hereby, repealed; that  
Subsection D(8), Community input, of Section 267-46.3, Garden and mid-rise apartment  
dwelling (GMA), of Article VII, Design Standards for Special Developments, be, and it  
is hereby, repealed; that subsection E, Community input, of Section 267-46.4, Nursing  
homes and assisted living facilities, of Article VII, Design Standards for Special  
Developments, be, and it is hereby, repealed; and that Subsection E, Community input, of  
Section 267-46.5, Mixed Use Center, of Article VII, Design Standards for Special

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- 1 Developments, be, and it is hereby repealed, all of Part 1, Standards, of Chapter 267,
- 2 Zoning, of the Harford County Code, as amended.
- 3 ~~Section 2.~~ Section 3. And Be It Further Enacted, that this Act shall take effect 60
- 4 calendar days from the date it becomes law.
- 5 Effective: May 25, 2007

*The Council Administrator does hereby  
certify that fifteen (15) copies of this Bill are  
immediately available for distribution to the public  
and the press.*

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*Council Administrator*

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HARFORD COUNTY BILL NO. 07-07 As Amended

Brief Title Community Meetings, Subdivision Approval

is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

**CERTIFIED TRUE AND CORRECT**

Barbara J. O'Connor  
Council Administrator

Date March 20, 2007

**ENROLLED**

Billy Bonface  
Council President

Date March 20, 2007

**BY THE COUNCIL**

Read the third time.

Passed: LSD 07-09

Failed of Passage: \_\_\_\_\_

By Order

Barbara J. O'Connor  
Council Administrator

Sealed with the County Seal and presented to the County Executive for approval this 21<sup>st</sup> day of March, 2007 at 3:00 p.m.

Barbara J. O'Connor  
Council Administrator

**BY THE EXECUTIVE**

David R. Craig  
COUNTY EXECUTIVE

APPROVED: Date March 26, 2007

**BY THE COUNCIL**

This Bill No. 07-07 As Amended having been approved by the Executive and returned to the Council, becomes law on March 26, 2007.

EFFECTIVE DATE: May 25, 2007

Barbara J. O'Connor  
Barbara J. O'Connor, Council Administrator

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